





69 OLDHAM ROAD

RIPPONDEN | HX6 4EB

Located close to the heart of Ripponden, this newly decorated two bedroom, two bathroom over dwelling cottage offers spacious accommodation ideal for first time buyers or investors.

The beautifully presented accommodation is arranged over two floors and includes a sitting room, light and airy dining kitchen, two double bedrooms both with ensuites.

NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room

Dining Kitchen

FIRST FLOOR

Bedroom 1

Ensuite Bathroom

Bedroom 2

Ensuite Shower Room

COUNCIL TAX

A

EPC RATING

C

INTERNAL

The property opens directly into a welcoming sitting room, featuring an attractive stone fireplace with inset gas stove and plenty of natural light. To the rear, the dining kitchen enjoys delightful views across the valley and is fitted with a range of wall and base units, together with a gas hob and electric oven.

Stairs rise from the sitting room to the first-floor landing, which provides access to two double bedrooms. The first bedroom enjoys windows to both the front and side elevations and benefits from an en-suite bathroom fitted with a P-shaped bath and shower over. The second double bedroom also enjoys a dual aspect and is served by an en-suite shower room.

SERVICES

All mains services. Gas central heating with the combi boiler in the sitting room cupboard.

TENURE

Leasehold, 999 year lease and no ground rent.

LOCATION

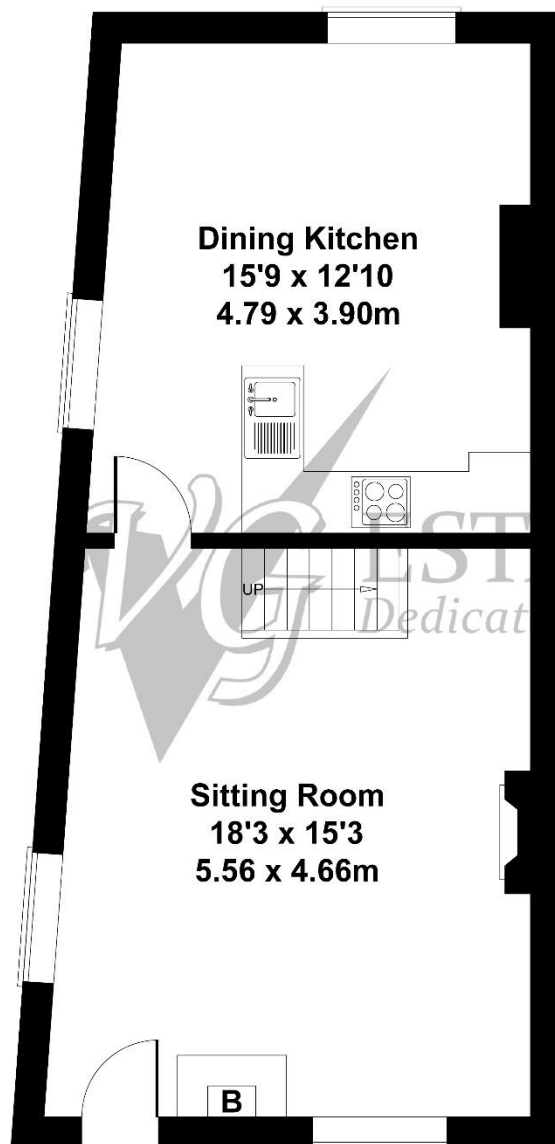
The property is located just a short stroll from all local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants. The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there is a mainline railway station at nearby Sowerby Bridge.

DIRECTIONS

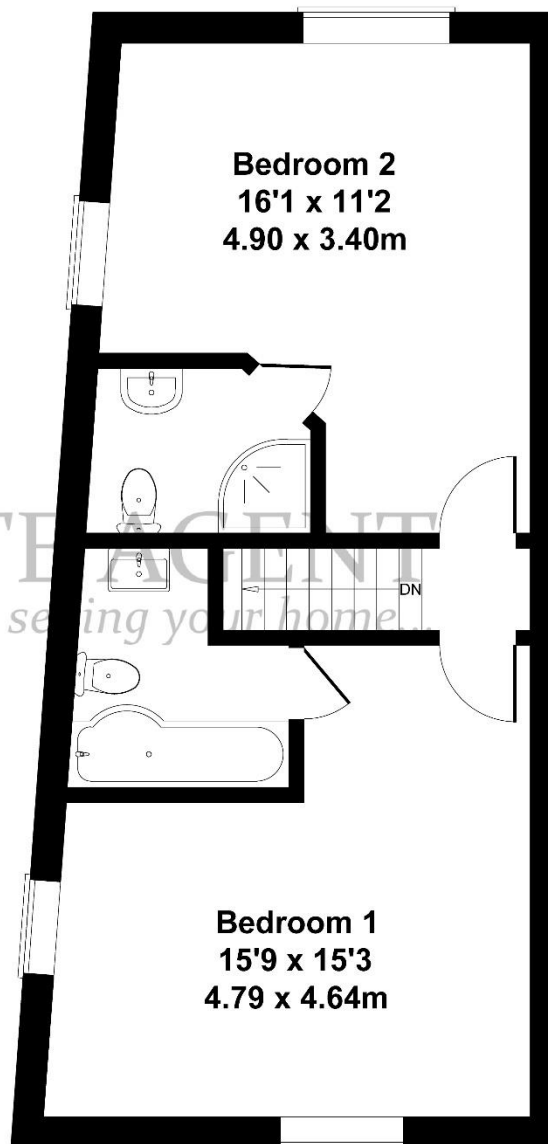
From the centre of Ripponden take the Oldham Road towards Rishworth. Pass the fish and chip shop on the left and number 69 is the first property in the terrace on the left-hand side.



Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.